

North Little Rock Board of Adjustment

Minutes

August 27, 2009

The regular meeting of the North Little Rock Board of Adjustment was called to order by Chairman Carl Jackson at 1:31 P.M. in the Planning Office (Conference Room B).

Members Present

Tom Brown
Jimmy Phillips
Andy Hight
Carl Jackson, Chairman

Members Absent

Debra Roberts

Staff Present

Wade Dunlap, City Planner
B. J. Jones, Secretary

Others Present

Don Wood, NLR Code Enforcement
Annette Harper, 604 Rose Ln, NLR, AR
Johnny Cole, 604 Rose Ln, NLR, AR
Kal Makan, 2508 Calico Creek, NLR, AR

Approval of Minutes

Mr. Brown formed a motion to excuse Ms. Roberts from today's meeting.

Mr. Phillips seconded the motion & there was no dissent.

Mr. Phillips made the motion to approve the minutes of the July 30, 2009 meeting as submitted.

Mr. Hight seconded the motion. There was no dissent.

Old Business

None

New Business

1. **BOA CASE #1429** – Mrs. Annette Harper, 604 Rose Lane – Lot 8, Prothro Rose Addition – To allow a side yard setback of 5 ft, a variance of 1-2/3 ft. from the required 6-2/3 ft. The setback is due to a porch addition connecting in with an existing accessory structure and the primary residential structure.

Chairman Jackson stated the case number, the applicant's name and requested that the applicant come before the Board.

He swore in Ms. Harper & Mr. Cole.

Wade Dunlap displayed photographs of the property to illustrate the applicant's request.

Chairman Jackson asked how the roof line would tie in if the request was granted.

Ms. Harper presented the Board with papers to illustrate.

Mr. Brown asked who was going to do the work.

Ms. Harper assured the Board that it would be a contractor, though they had not decided which one as of yet.

Chairman Jackson asked Ms. Harper to state her hardship.

She explained that Mr. Cole has health problems and would like to be able to get to the shop area safely.

Mr. Cole added that they have a hot tub that they would like to use and the requested variance would enable them to do so safely.

Mr. Brown formed a motion to approve the applicant's request.

Mr. Phillips seconded the motion and it passed with a unanimous vote.

Mr. Dunlap asked Ms. Harper to come see him when she is ready to get her permit.

Ms. Harper asked if she should return the sign and Mr. Dunlap replied in the affirmative.

2. **BOA CASE # 1430** – Mr. Kal Makan, Makan Hospitality, 4000 Springhill Plaza Court – Lots 1 and 2, Springhill Plaza Addition – To allow a height variance of 6 ft. above the allowed 45 ft. in a C-3 zone.

Chairman Jackson stated the case number, the applicant's name and requested that the applicant come before the Board.

He swore in Mr. Makan.

There was discussion from the Board complimenting the appearance of the project thus far.

Mr. Dunlap explained that the applicant has considered replatting the two lots to combine them, depending on how the site plan review goes.

The Board questioned heights of other buildings in the area and what else is located nearby.

The Chairman asked the applicant to state a hardship.

Mr. Makan explained that without the requested variance, the hotel could only install a flat roof. He added that his operation is part of a chain of hotels which offered standard plans. Though they could deviate from the plans, their desire is to make the building as aesthetically pleasing as possible. The requested variance would allow them to install the desired parapet roofline, which is more visually pleasing.

Chairman Jackson agreed that the Board had allowed such requests for hotels in the past. He asked for staff recommendations.

Mr. Dunlap acknowledged that staff has no opposition to the request, as it is similar to requests from other hotels. He added that the request posed no hardship for the Fire Department.

Mr. Brown formed a motion to grant the applicant's request.

Mr. Hight seconded the motion and it passed with a unanimous vote.

Mr. Dunlap reminded the applicant that the Board's approval was good for a ninety day period. If additional time was needed, he would need to request an extension from this Board.

Administrative:

Mr. Dunlap supplied the Board with a copy of the newest zoning ordinance which had just been reprinted.

PUBLIC COMMENT/ADJOURNMENT:

Mr. Phillips made the motion to adjourn at 1:50 pm and there was no dissent.

PASSED: _____ RESPECTFULLY SUBMITTED:

CARL JACKSON, CHAIRMAN

ROBERT VOYLES, DIRECTOR